



Cape Verde

...the Caribbean of Europe

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5%
Guaranteed
Rental

SAL ISLAND, CAPE VERDE

Vila Verde
RESORT

VILLAS * TOWNHOUSES * APARTMENTS

"Cape Verde the Caribbean of Europe"



Cape Verde is a group of ten islands and eight islets, located in the Atlantic Ocean off the West coast of Africa to the south of the Canary Islands. The islands are being hailed as the Caribbean of Europe as they are the nearest islands to Europe within the tropics, and they are becoming famous for their beautiful white sandy beaches, clear blue waters and year round tropical temperatures. Cape Verde is just embarking on a new era of development and the best way to describe it is probably to compare it to the Canary Islands 15 – 20 years ago. Development is now gathering pace with the help of governmental and foreign investment and there are many exciting investment opportunities opening up to potential investors.

Climate and Culture

The climate of the islands is dry to tropical. The sun shines year round with up to 10 - 12 hours of sunshine per day with very little rainfall and the temperature ranges from 22 to 29 degrees Celsius.

Cape Verdeans are descended from early Portugese and African settlers and the principal feature of them is their friendliness. There is always an invitation to discover with them the different forms of expressions through music, dance, arts, crafts and cuisine. In the field of music the country is

proud of its mornas and coladeiras, batuque and funan and other rhythms. Cape Verdian cuisine is renowned for its range of fresh fish, meat and shellfish with Cachupa being the favourite dish.

Cape Verde is now experiencing great economic and tourist growth, which gives an immediate increase in value to any properties there as well as a guaranteed annual rental income due to the temperate climate.

Compared to many other European destinations, property in Cape Verde is priced very competitively, and the Cape Verde Islands are set to become as popular as the Canary Islands due to the start up of many direct flights to the island and an open skies policy.

The Island of Sal

The island of Sal the flattest island in Cape Verde, derives its name from the now inactive salt mines on the island. Tourism on the island is continuing to expand especially in Santa Maria on the southern tip of Sal.

Extensive white sandy beaches and crystal clear blue waters characterise the island of Sal, providing excellent conditions for watersports - windsurfing, fishing and diving are among the most popular.

The island offers several bars, restaurants and hotels and many new development projects are taking place to increase tourism to the island. Sal is set to become one of the most popular islands of Cape Verde because it is home to the main international airport which welcomes flights from Europe daily.

Why Invest In Cape Verde?

The island of Sal is in its infancy in terms of tourism, and any return on investment will be underpinned by the huge increase in tourist interest in the Islands once all of the planned developments and infrastructure is in place. Investors now have the opportunity to buy property in Cape Verde at a fraction of the price that is expected once the tourist industry is fully developed

Environmental Reasons

Scenery and Beaches

Cape Verde is being hailed as the Caribbean of Europe because of its tropical climate, white sandy beaches and crystal clear waters.

Proximity to Europe

Flights to Cape Verde take approx 5.5 hours from Ireland or 3.5 hours from Lisbon.

Economic Reasons

Capital appreciation in Cape Verde is currently running at around 20% per annum and the huge inward investment in new projects currently underway practically guarantees the continuation of strong capital appreciation.

Government Developments

The government in Cape Verde is currently implementing a new National Development Plan (NDP) in order to develop a thriving tourist industry in the islands as this is seen as a potentially huge growth area for the islands.

The Tourist Industry

From 2001 - 2005 the growth rate for the tourist industry in Cape Verde was 20%. The projected growth rate from 2006 - 2015 is 15%. The number of tourists visiting Cape Verde during the first half of 2005 grew by 8.6% in comparison to the same period in 2004. The islands are set to become as popular as the Canary Islands, if not more popular because of its favourable climate.

Sal is the island currently attracting most tourists with 66.7% of all hotel visitors, and the main international airport is located in Sal.

Exchange Rate

The exchange rate value of the Cape Verde Escudo is fixed to the Euro (1 Euro = 110.265CVEsc)



... A Jewel in a Perfect Place



Aerial View



Vila Verde Resort

Studios From **€58,000**

Located on the island of Sal, the Vila Verde resort emulates a small colonial village amid luxurious green areas. This is achieved through a balance between urban structures, along an exclusively pedestrian access, and green community areas with private swimming pools. Situated 10 minutes by car from the airport, just a 2 km walk to the town centre of Santa Maria and less than 5 minutes walk to the beach, the Vila Verde resort is perfectly placed. The resort will include a selection of studios, apartments, townhouses and villas.

- The apartments will be one, two and three bedroom, with balconies and terraces.
 - Three and four bedroom villas with private pools, and a central country club
 - Two and three bedroom townhouse units, 3 country clubs and shared pools.
 - All properties have fully fitted kitchens including granite worktops, built in ovens and hobs, fridges and washing machines. (Villas also have dishwashers)
 - From the entrance, a main road distributes traffic in a ring that causes no interference with the pedestrian access.
 - Areas with higher buildings are located inside the pedestrian ring. Lower density zones on the outside areas establish a transition to the waterfront and the protected dune landscape.
 - The central area along the pedestrian access will be divided into 13 gated communities
- with apartment blocks around private open gardens with swimming pools.
 - A hotel plot is located, opposite to the main entrance, next to the dunes and close to the sea front, on a very visible spot, at the end of the pedestrian access.
 - The resort will have parking places on the villas and townhouses plots, and also a large number along the roads, and under the pedestrian boulevard.
 - The resort will also accommodate a supermarket, tennis courts and a botanical garden.

Studios from €58,000

0-bed, 1-bath studio:
From Approx 42m² living space

Apartments

1 bed apts from €93,000 - €128,000

1-bed, 1-bath Apartment:
Approx 68m² living space and 10m² terrace.

2 bed apts from €116,000 - €160,000

2-bed, 2-bath Apartment:
Approx 94 - 102m² living space and 16m² terrace.

3 bed apts from €168,000 - €202,000

3-bed, 2.5-bath Apartment:
Approx 130 - 135m² living space and 12 - 50m² terrace.

Townhouses

2 bed townhouses from €192,500

2-bed, 2.5-bath townhouse: approx 128m² living space, Various sized large terraces typically 25-30m², plus roof terraces.

3 bed townhouses from €224,100

3-bed, 2.5-bath townhouse: approx 162m² living space Various sized large terraces typically 25-30m², plus roof terraces.

Villas

3 bed villas from €297,100

3-bed, 2.5-bath villa:
Various sized large terraces plus roof top terraces of 40m² including a pool approx 167m²

The resort will also accommodate:

- A supermarket
- Tennis courts
- A botanical garden
- 17 swimming pools, in addition to the private ones (89 villas)
- Green areas and promenades, and boulevard walkway
- Balconies and terraces are a common feature of all units

Why invest in Vila Verde?

- The design of the resort is highly desirable
- Wide selection of properties
- Expected annual rise in value of 15-20%
- Guaranteed quality with a 5 year warranty on all properties
- Return of 5% in our property rental programme
- Full property management and maintenance services
- Tecnics excellent reputation for quality and integrity
- Business opportunities for entrepreneurs in retail and service sectors



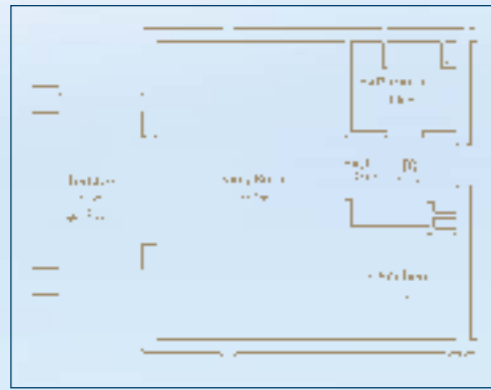
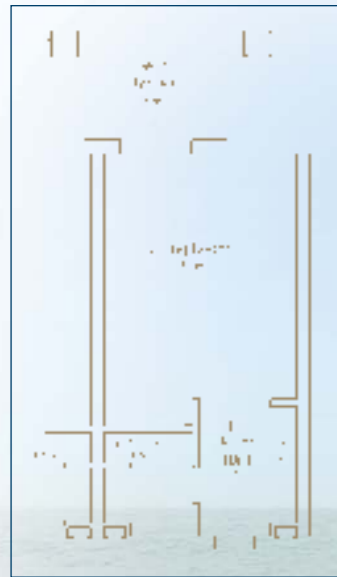
Townhouses



Aerial View



Vila Verde



▲ Studio type 2

◀ Studio type 1

Floorplan Samples

Studio Apartment

1-bed Apartment

2-bed Apartment

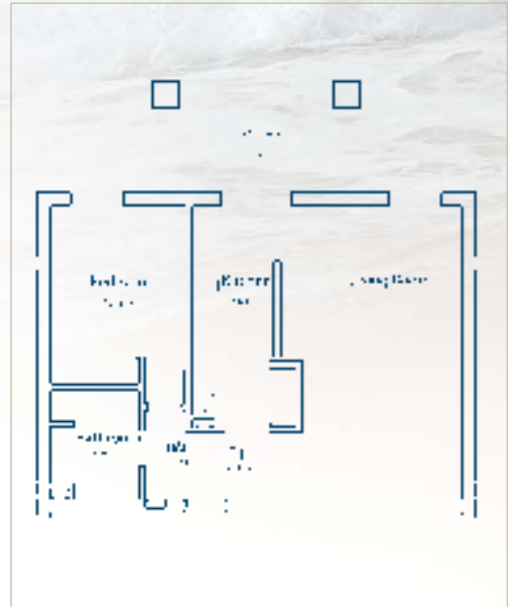
3-bed Apartment



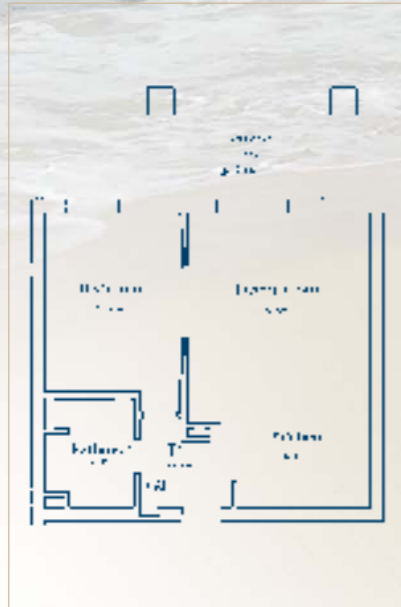
▲ two bed apartment type 1



▲ two bed apartment type 2



▲ one bed apartment type 1



▲ one bed apartment type 2



▲ one bed apt. type 3



▲ three bed apartment type 1



▲ three bed apartment type 2

Rental

Purchasers are guaranteed a gross annual rental return of 5% for 2 years under the following terms:

- The property unit has to be available to the management company 365 days a year
- The payment will be adjusted pro-rata downwards according to usage rates
- The payment of the return will be paid semesterly
- The property should be furnished

However at the moment the return for renting two bedroom apartments in Santa Maria is €500 to €550 per week, and we now present an example of a very conservative calculation of the likely rental returns at €350 per week in a two bedroom apartment.

Sale Price	116,000
Furniture package	9,000
Total Investment	125,000
Average Occupancy	270 days
Average Rate pw	350
Gross Rental Income	<u>13,500</u>

Less	
10% Management	1,350
10% Letting fee	1,350
Utilities 4%	540
Marketing 5%	675
Maintenance	800
Taxes	870
Total	<u>5,585</u>
Net Return on Investment	<u>7,915</u>
	= 6.33% (for 270 days)